

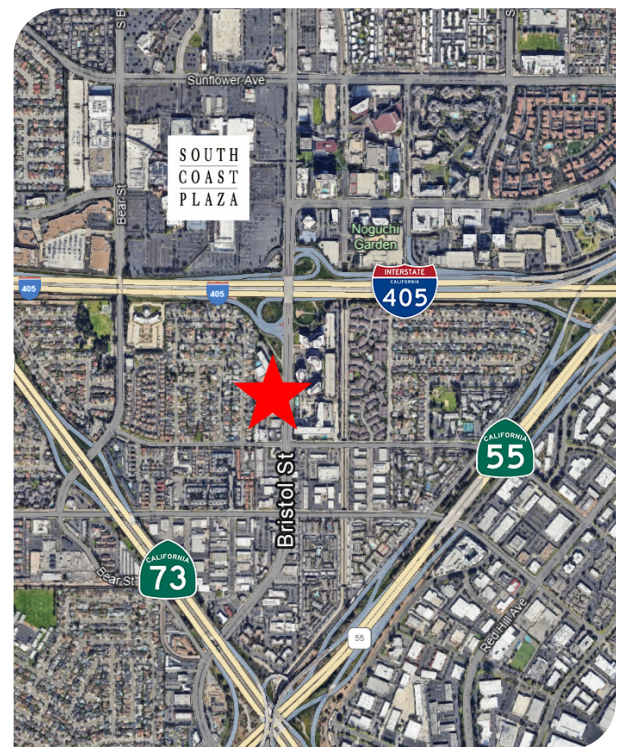
AVAILABLE FOR LEASE
±40,000 SF SHOWROOM RETAIL BUILDING
3089 BRISTOL ST, COSTA MESA, CA



PROPERTY OVERVIEW

Lee & Associates - Newport Beach is pleased to offer for lease this landmark 2-story showroom retail building located at 3089 Bristol Street in Costa Mesa, directly across the 405 Freeway from South Coast Plaza. Centrally located in Orange County with immediate access to the 405, 73 & 55 Freeways. Has operated as a furniture showroom for decades.

LEASE RATE:	\$2.25 PSF + NNN
GLA:	±40,000 SF (2-Stories)
PARCEL SIZE:	1.28 Acres
PARKING:	±67 Spaces
AVAILABILITY:	October 1, 2024
TRAFFIC (2022):	Bristol St @ 405: 40,000 AADT 405 @ Bristol St: 250,000 AADT



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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